ATCT & BASE BUILDING PALM SPRINGS INTERNATIONAL AIRPORT

STATEMENT OF WORK

The project consists of the construction of a new Air Traffic Control Tower (ATCT) and Base Building (BB). The project also includes the construction of a duct bank with cabling from the ATCT/BB to the existing FAA facilities on the Airport Operations Area.

The ATCT is approximately 150 feet high with a precast concrete shaft. The cab is 395 square feet. The upper portion of the ATCT consists of a steel frame structure. The ATCT contains a stairwell, an elevator, electrical/electronic rooms, break room, rest rooms and has four functional floors; the cab, cable access, junction and sub-junction levels.

The BB is a single story concrete and steel framed structure with approximately 7,000 square feet. It includes an administrative area, offices, a conference/training room, storage room and electronic equipment, telecommunications, electrical and mechanical rooms, rest-rooms with showers, locker room and break room with kitchen facilities. The facility will comply with ABA requirements in all areas except for the tower shaft and cab.

The facility includes the following building systems:

a. Security: Lighting, CCTV monitoring, entry control video, electronic card entry and parking, gate and entry points lighting.

b. The HVAC system consists of a chilled water plant (air cooled chiller system), chilled water supply and return distribution piping, air handling units and distribution ductwork with electric reheat and exhaust fans. The HVAC system is monitored and controlled by a Direct Digital Controls system.

c. The fire protection system employs a wet standpipe (in the ATCT) and wet-pipe fire-sprinkler zones. The fire alarm system consists of heat sensing and ionization smoke detectors, manual alarm stations, and control panels.

d. Electrical: The electrical distribution system consists of the essential power systems. Power is supplied by the local serving utility via a utility owned and installed transformer to the main distribution panel which is located in the base building. A government furnished engine-generator installed by the contractor provides essential power in case of a utility outage. The contractor must provide the fuel oil system, including the tank and related piping. The site construction will also include establishment of a photo-voltaic system on the roof of the covered parking providing a supplement to the local power grid.

e. Leadership in Energy and Environmental Design (LEED): The design firm has been tasked to provide a LEED certifiable design but the government has elected not to pursue LEED certification.

The new facility will contain approximately 40-covered parking spaces including 2-handicap spaces. The entire site will encompass approximately 1.2 acre.